

**PUBLIC NOTICE VIRTUAL MEETING
CITY OF JERSEY CITY
HISTORIC PRESERVATION COMMISSION**

Please be advised the following items are to be heard at the Regular Meeting of the Jersey City Historic Preservation Commission, scheduled for MONDAY September 14, 2020 at 6:00pm.

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act,” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

ADVISORIES

In an effort to adhere to social distancing protocols and best practices imposed by City and State authorities, the City of Jersey City has canceled all public meetings and closed nonessential services as of March 16, 2020 until further notice. As a result, this Historic Preservation Commission hearing will be held virtually as a video conference with public access.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will make a determination and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting. The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Historic Preservation Commission is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

[JOIN VIRTUAL MEETING](#)

click link above at the scheduled date and time of this meeting

If you wish to participate during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/86731402074>
- Use the “Q&A” function to send a private “Question” to the Board to reserve your chance to speak, and include only:
 - Agenda Item or Case Number
 - Your first and last name
 - Your home address
- When you hear your name announced during the public comment portion, you may address the Commissioners regarding that specific agenda item or case.
 - The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.

You may also call in to access the meeting: US: +1 312 626 6799.

All public users calling in must use Meeting ID: 867 3140 2074

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Should you have any questions, you may email cityplanning@jcnj.org.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Approval of Minutes – [August 17, 2020](#)
5. Correspondence
6. Announcements
7. Open Public Comment
8. Old Business

- A. Case: [H19-493](#)
Applicant: Stephen Joseph, Esq. on behalf of MYCityLife, LLC, Owner
Address: 121 Coles Street
Block/Lot: 11201/17
Zone: H – Hamilton Park Historic District
For: Certificate of Appropriateness for an interior renovation, exterior rehabilitation, and the alteration and addition to an existing rear yard addition at an altered, contributing, transitional Greek Revival rowhouse built c. 1875 in the Hamilton Park Historic District.
**RECOMMENDATION TO THE JERSEY CITY ZONING BOARD OF ADJUSTMENT
CARRIED FROM THE REGULAR MEETING OF AUGUST 17, 2020 AT THE REQUEST
OF THE APPLICANT**

- B. Case: [H19-531](#)
Applicant: Stephen Joseph, Esq. on behalf of Joseph Lins, Owner
Address: 285.5 3rd Street
Block/Lot: 11108/6
Zone: H – Harsimus Cove Historic District
For: Certificate of Appropriateness for subdivision of existing lot and new construction of a 3 story, 2 unit building with roof deck.

**RECOMMENDATION TO THE JERSEY CITY PLANNING BOARD
CARRIED FROM THE REGULAR MEETING OF AUGUST 17, 2020 AT THE REQUEST OF THE
APPLICANT**

9. New Business

- A. Case: [H20-233](#)
 Applicant: Jensen Vasil, RA on behalf of Rikepup, LLC, Owner
 Address: 267 3rd Street
 Block/Lot: 11108/16
 Zone: H – Harsimus Cove Historic District
 For: Certificate of Appropriateness for an interior renovation, exterior restoration, the expansion of an existing two-story rear addition to a three-story rear addition at an altered, contributing, circa 1850 Greek Revival townhouse.

10. Tabled Cases

- A. Case: H16-356
 Applicant: Gary Segal, Architect for Carmen Parra, Owner
 Address: 148 Jewett Avenue
 Block/Lot: 16601/31
 Zone: West Bergen-East Lincoln Park Historic District
 For: Certificate of Appropriateness for the construction of a rear yard addition at a two and a half story Queen Anne style wood frame dwelling built *circa* 1900.
**CARRIED FROM THE FEBRUARY 27, 2017 HPC MEETING; TABLED TO AN
UNSPECIFIED HPC MEETING AT THE APPLICANT'S REQUEST**

- B. Case: H19-096
 Applicant: Bees Construction on behalf of 234 Realty LLC, Owner
 Address: 234 Montgomery Street
 Block/Lot: 12905/26
 Zone: H / Van Vorst Park Historic District
 For: A Certificate of Appropriateness for proposed rear addition, rooftop addition, roof deck, and interior alterations at 234 Montgomery Street Block 12905, Lot 26, an altered, contributing, Greek Revival dwelling constructed c. 1860.
**CARRIED FROM THE NOVEMBER 18, 2019 HPC MEETING; TABLED TO AN
UNSPECIFIED HPC MEETING AT THE APPLICANT'S REQUEST**

- C. Case: H19-439
 Applicant: Andres Cortes, RA on behalf of Jill Regular, Owner
 Address: 209 Warren Street
 Block/Lot: 14203/17
 Zone: H / Paulus Hook Historic District
 For: A Certificate of Appropriateness for a proposed amendment to H17-199 to increase the size of constructed rear yard deck (visible from the Public-Right of Way) and for deviations from approved front door lintel at a contributing, altered, marble trimmed, Greek Revival Rowhouse constructed circa 1840 in the Paulus Hook Historic District.
**CARRIED FROM THE SPECIAL HPC MEETING OF JANUARY 29, 2020: TABLED TO
AN UNSPECIFIED HPC MEETING AT THE APPLICANT'S REQUEST**

11. Introduction and Discussion of Resolutions as needed.
 12. Memorialization of Resolutions
 13. Executive Session as needed, to discuss litigation, personnel or other matters.
 14. Adjournment

Robert Gordon, Chair

***Order of applications may be subject to change.**